



## 23 Barn Lane, Golborne, WA3 3NR

### £169,950

ARC HOMES are delighted to offer FOR SALE this excellent larger than average terraced property positioned with an elevated position in a popular location. This fantastic home offers generous accommodation, is offered with no onward chain and would suit a range of buyers. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits a spacious separate dining room which provides access to the fitted kitchen. To the first floor are two excellent double bedrooms and a bathroom. Outside, both front and rear gardens are low maintenance with the rear gardens housing a garage providing off road parking.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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